

**AGENDA  
PLANNING COMMISSION  
SEPTEMBER 5, 2019  
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING  
6:30 P.M.  
AUDITORIUM**

**Review docket items**

**REGULAR MEETING  
7:00 P.M.  
AUDITORIUM**

- 1. Roll Call**
- 2. Approve the Minutes of the August 1, 2019 meeting**
- 3. Opening Remarks**

**OLD BUSINESS**

**LOT SPLIT/CONSOLIDATION**

- 4. Docket No. 07-17-19  
17882 Lake Road  
The Clifton Club**

Kathleen M Stringer, The Clifton Club, applicant requests a lot split and consolidation (PPN 311-04-011 and PPN 311-04-012), pursuant to section 1155.07 – procedures for lot splits and section 1155.06 – procedures for lot consolidation and resubdivisions. The property is in a R1L – Single Family, Low Density district. (Page 3)

**\*The applicant has requested a deferral from the September meeting.**

**CONDITIONAL USE**

- 5. Docket No. 08-20-19  
13430 Madison Avenue  
Alliant Treatment Center**

Ada and John Nworie, Alliant, applicants request to change the use of a property from a funeral home services to a residential treatment facility for substance abusers, pursuant to section 1129.02 - principal and conditional permitted uses. Property is in a C2, Commercial and Retail district. (Page 5)

**NEW BUSINESS**

**LOT CONSOLIDATION**

- 6. Docket No. 09-26-19  
12525 and 12529 Plover Street  
Apartments**

Mike Paunovic, property owner requests the lot consolidation of two separate parcels; PPN 315-22-099 (12525 Plover Street) and PPN 315-22-100 (12529 Plover Street), pursuant to section 1155.06 - procedures for lot consolidations and resubdivision. The property is in an R2, Single and Two-Family district. (Page 7)

**LOT SPLIT****7. Docket No. 09-27-19  
1286 Thoreau Road**

David Kermode, property owner requests a property split of three parcels (PPN 312-25-105, PPN 312-25-106 and PPN 312-25-107), pursuant to section 1155.07 - procedures for lot splits. The adjoining property owner will consolidate those parcels with PPN 312-25-108 in the future. Approval for a required variance was granted by the Board of Zoning Appeals at its August 15, 2019 meeting. The property is in an R2 - Single and Two-Family district. (Page 11)

**ADJOURN**

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)

Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PC19-000006

DOCKET No. 07-17-19

FEE PAID \$200.00 js check

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 17882 Lake Road Business/Tenant Name Sarah & Chris van Raatten

Property Owner Name 17882 Lake Rd LLC Owner Phone 216-521-3051 # 101

Owner E-mail Kathy.s@cliftonclub.com Zoning Rsd+1 Parcel Number 311-04-011

Project Summary lot split of parcel 311-04-011 to consolidate to  
parcel # 311-04-012

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

☐ Minor Sub-Division - (Commercial \$200, Residential \$200, Planned Development \$500)

☒ Lot Consolidation/Lot Split - (Commercial \$200, Residential \$200, Planned Development \$500)

☐ Planned Development - (\$500)

☐ Similar Use - (Commercial \$50, Residential \$25)

☐ Conditional Use - (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)

☐ Variance - (Commercial \$50, Residential \$25)

☐ Parking Plan Review - (\$150)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Kathleen M. Stringer Company The Clifton Club

Applicant Address: 17884 Lake Road Lakewood, Ohio 44107

Phone: 216-521-3051 Fax: 216-521-7415 E-mail: Kathy.s@cliftonclub.com

Signature: [Signature] Date: 6-14-19

**OFFICE USE ONLY:** Application Reviewed and Accepted by: K. Milius Date: 6/19/19

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 24-98 SECTION 1155.06, 1155.07

## AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? ☒ Yes ☐ No

**Please Print or Type:**

Owner/Agent Name:

*Kathleen M. Stringer/17882 Lake Rd LLC*

Property Address:

*17882 Lake Rd, Lakewood Ohio 44107*

Owner/Agent Phone:

*216-521-3051 ext 101*

Tenant Name

*Chris & Sarah Van Raalten*

Tenant Phone

*(843) 697-0937*

Owner/Agent Signature

*Kathleen M. Stringer*

## 2019 Calendar Planning Commission

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
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November	Wednesday	10-23-19	Thursday	11-07-19	Thursday	11-07-19
December	Wednesday	11-20-19	Thursday	12-05-19	Thursday	12-05-19
January	Wednesday	12-18-19	Thursday	01-02-20	Thursday	01-02-20

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

**Pre-Review Meetings** for the Commission start at **6:30 P.M.** in the **East Conference Room** (adjacent to the auditorium) unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

**Review Meetings** start at **7:00 P.M.** in the **Auditorium** at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.



Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PC19-000011  
DOCKET No. 08-20-19  
FEE PAID \$150.00 js check

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 13430 Madison Business/Tenant Name N/A  
Property Owner Name Charles Stone/Lou Barbee Owner Phone (440) 899-0000  
Owner E-mail N/A Special Use C2  
Zoning (funeral home) Parcel Number 315-16-009

Project Summary To change use of property from Funeral Home Services to a residential treatment facility for substance abusers.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- ☐ Minor Sub-Division - (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ Lot Consolidation/Lot Split - (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ Planned Development - (\$500)
- ☐ Similar Use - (Commercial \$50, Residential \$25)
- ☒ Conditional Use - (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- ☐ Variance - (Commercial \$50, Residential \$25)
- ☐ Parking Plan Review - (\$150)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Ada and John Nworie Company ALLIANT TREATMENT CENTER

Applicant Address: 11801 CLIFTON BLVD, UPSTAIRS, LAKEWOOD, OH 44102

Phone: (216)801-4625 Fax: (216)712-6958 E-mail: ada@alliantrehab.com

Signature: [Signature] Date: 07/17/2019

**OFFICE USE ONLY:** Application Reviewed and Accepted by: K. Milias Date: 7/19/2019

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 31-17 SECTION 1129.02

5

## AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? 1 Yes \_\_\_\_\_ No  
downstairs of double only)

**Please Print or Type:**

**Owner/Agent Name:** Charles D Slone / Lou Barbee (Remax)

Property Address: 13430, 13432, 13434 and 13428 Madison

Owner/Agent Phone: 440-899-0000 (for entry) Please note that we are required to give all tenants 48 hour notice)

Tenant Name C. V. I Tenant Phone \_\_\_\_\_

Owner/Agent Signature

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6



Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

PC19-000014 = 12529  
REFERENCE No. PC19-000018 = 12525  
DOCKET No. 09-26-19  
FEE PAID \$200.00 js cash

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 12529-12525 10th Ave Business/Tenant Name \_\_\_\_\_  
Property Owner Name MIKE PAUNOVIC Owner Phone 216-389-2830  
Owner E-mail MIKEPAUNOVIC1952@icloud.com Zoning \_\_\_\_\_ Parcel Number 315.22-099/315.22-100  
Project Summary Lot Consolidation

**Late Applications Will Not Be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- ☐ Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- ☒ Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ Planned Development – (\$500)
- ☐ Similar Use – (Commercial \$50, Residential \$25)
- ☐ Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- ☐ Variance – (Commercial \$50, Residential \$25)
- ☐ Parking Plan Review – (\$150)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): MIKE PAUNOVIC Company \_\_\_\_\_  
Applicant Address: 11919 STATE RD NORTH ROYALTON OH 44133  
Phone: 216-389-2830 Fax: \_\_\_\_\_ E-mail: MIKEPAUNOVIC1952@icloud.com  
Signature: [Signature] Date: 8-9-2019

**OFFICE USE ONLY:** Application Reviewed and Accepted by: K. Mihus Date: 8/26/19

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 24-98 SECTION 1155.06

7

### AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? \_\_\_\_\_ Yes ☒ No

**Please Print or Type:**

Owner/Agent Name: MIKE PANNONIC

Property Address: 12529 Plover

Owner/Agent Phone: 216-389-2830

Tenant Name \_\_\_\_\_ Tenant Phone \_\_\_\_\_

Mike Pannonic  
Owner/Agent Signature

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# The Western Reserve Surveying Co.

4705 STATE ROAD  
CLEVELAND, OHIO 44109  
PHONE: 216 / 741-0110 741-3243  
FAX: 216 / 741-3926

A-4921  
June 12, 2019

## LEGAL DESCRIPTION OF PARCEL "A"

Situated in The City of Lakewood, County of Cuyahoga and State of Ohio and known as being Parcel "A" in the Map of Consolidation for Mike Paunovic of part of Original Rockport Township Section No. 20 as recorded in AFN No. \_\_\_\_\_ of Cuyahoga County Map Records and having a frontage of 80.04 feet on the Southerly side of Plover Street, having a distance of 84.96 feet on the Westerly line, having a distance of 75.38 feet on the Easterly line, and having a broken rear line distance of 83.26 feet and an area of 0.1428 Acres, be the same more or less but subject to all legal highways.

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL19-000015-1286  
DOCKET No. 09-27-19  
FEE PAID \$200.00 is check

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 1286 Thoreau Road Business/Tenant Name n/a  
Property Owner Name David Whitney Kermode Owner Phone 216-315-1219  
Owner E-mail dwkermode@gmail.com Zoning R-2 Parcel Number 312-26-105 & 312-26-106/107  
Project Summary Please see attached description and affiliated documents.

**Late Applications Will Not Be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- ☐ Minor Sub-Division - (Commercial \$200, Residential \$200, Planned Development \$500)
- ☒ Lot Consolidation/Lot Split - (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ Planned Development - (\$500)
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- ☐ Conditional Use - (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
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- ☐ Parking Plan Review - (\$150)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Donald M. Davis II / David W. Kermode Company n/a

Applicant Address: 1280 Thoreau Road / 1286 Thoreau Road

Phone: 330-807-3046 / 216-315-1219 Fax: n/a E-mail: donny.davis4@gmail.com/dwkermode@gmail.com

Signature: [Signature] (1286 Thoreau) Date: August 20, 2019

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 8/26/19

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 24-98 SECTION 1155.07  
1155.06

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Any dog(s) on property? \_\_\_\_\_ Yes No \_\_\_\_\_ No

**Please Print or Type:**

Owner/Agent Name: Donald M. Davis II / David W. Kermode  
 Property Address: 1280 Thoreau Road / 1286 Thoreau Road  
 Owner/Agent Phone: 330-807-3046 / 216-315-1219  
 Tenant Name n/a Tenant Phone n/a

  
1280 Thoreau

  
 Owner/Agent Signature

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August 20, 2019

To the City of Lakewood Planning Commission:

This dually submitted application pertains to a parcel split and consolidation of two neighbors at 1286 Thoreau (Kermode) and 1280 Thoreau (Davis). As the Commission may well already be aware, Mr. Kermode will be transferring property to Mr. Davis (PPN: 312-26-108) via parcel split of his property which includes part of 312-26-105 & 312-26-106/107. Mr. Davis will then be consolidating the additional property into his existing parcel and Mr. Kermode will be consolidating parcels as indicated in the enclosed Board of Zoning Appeals application, survey and new lot descriptions. From the outset of this process, a variance was required and requested as part of and subsequently approved at the Lakewood Board of Zoning Appeals meeting on August 15, 2019.


Thank you for your consideration of the above proposal.

Regards,



Donald M. Davis II

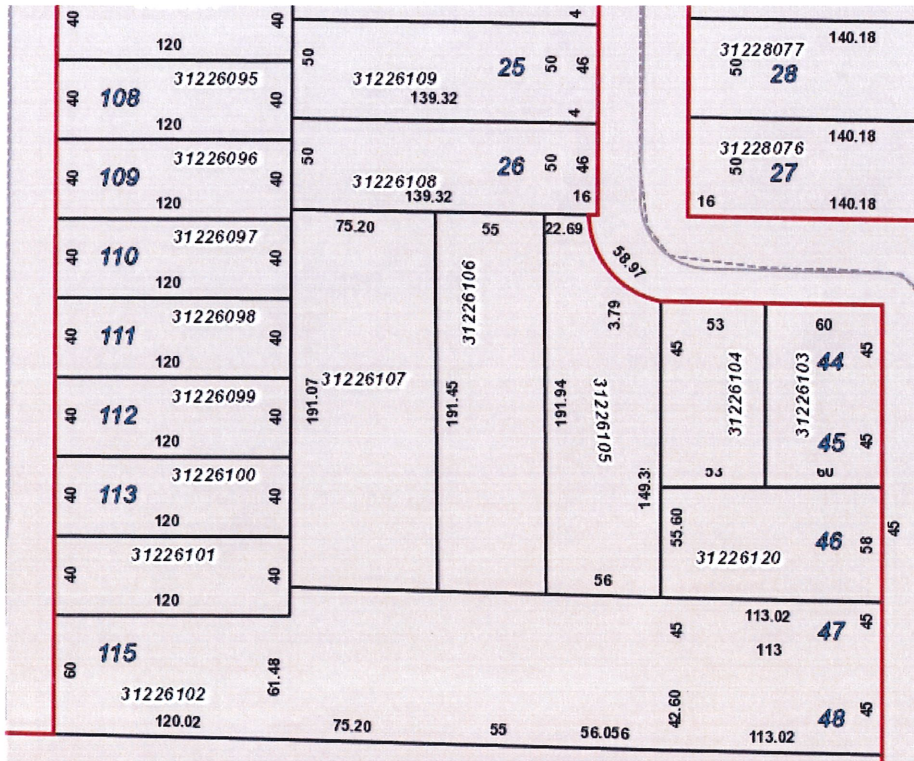
1280 Thoreau Road



David W. Kermode

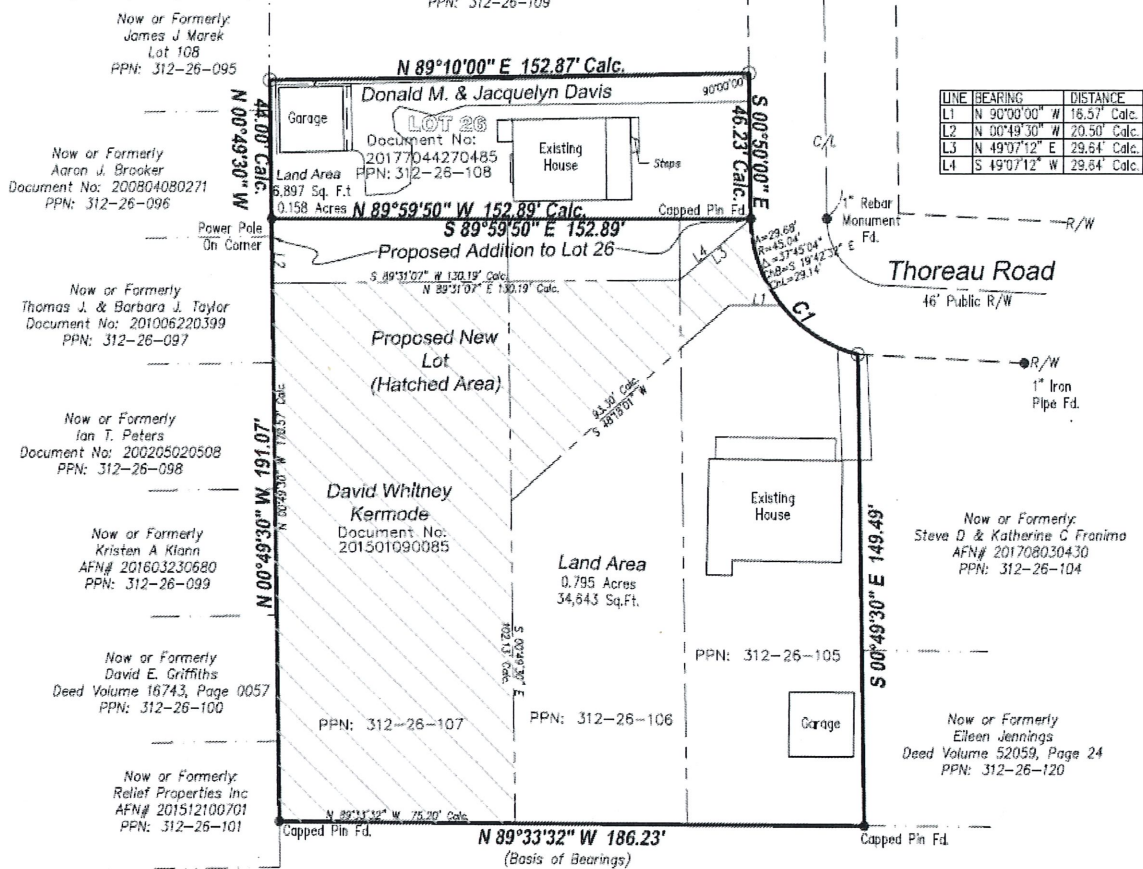
1286 Thoreau Road

### Current Conditions

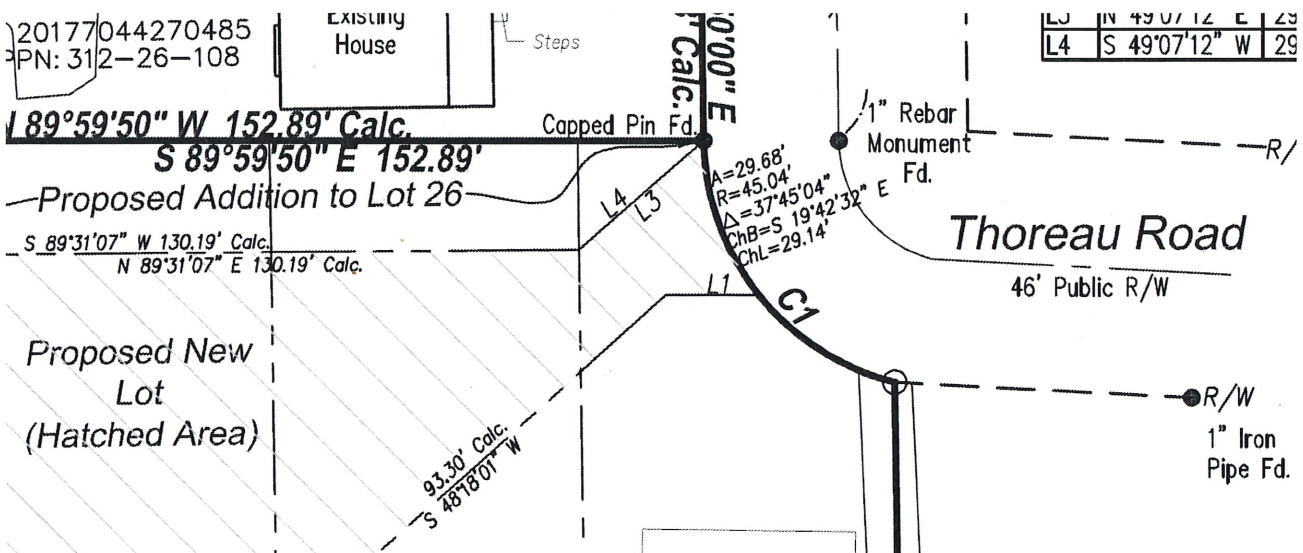




# Overall Replat (Proposed)



## Lot Frontage Detail







View southwest from Thoreau Road – 1286 Thoreau Road at left, 1280 Thoreau Road at right (out of frame)



View southwest from Thoreau Road – 1286 Thoreau Road at left, 1280 Thoreau Road at right (out of frame)





Current conditions for proposed new lot frontage



View toward proposed new lot frontage from drive for 1286/1288-90 Thoreau Road





Rear lot area to be accessed from proposed driveway easement/new lot frontage



View northeast toward Thoreau Road from rear lot area



FILE COPY

Account: 101-0000-321.30-02

REFERENCE No. B2A19-000013

APPLICATION

DOCKET No. 08-19-19

FEE PAID \$25.00 *js check*

BOARD OF ZONING APPEALS

Property Address 1286 Thoreau Road Property Owner Name David W. Kermode  
Owner Phone 216-315-1219 Owner Address 1286 Thoreau Road  
Zoning R-2 Parcel Number 312-26-105 and 312-26-106/107  
Description of Request/Hardship See attached narrative

APPLICATION FEE: \$25 Residential - \$50 Commercial.

**Incomplete or Late Applications will not be Accepted.**

(See calendar on page 2 for deadlines)


Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11).
3. Photos of the existing conditions.
4. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11).
5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form).
6. Fee.

Applicant Name (Print Clearly): David Kermode Company N/A

Applicant Address: 1286 Thoreau Road

Phone: 216-315-1219 Fax: N/A E-mail: dwkermode@gmail.com

Signature:  Date: 7/31/2019

Owner Signature (if different from Applicant): \_\_\_\_\_

*By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interest in this matter.*

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD.

SECTION

91-95

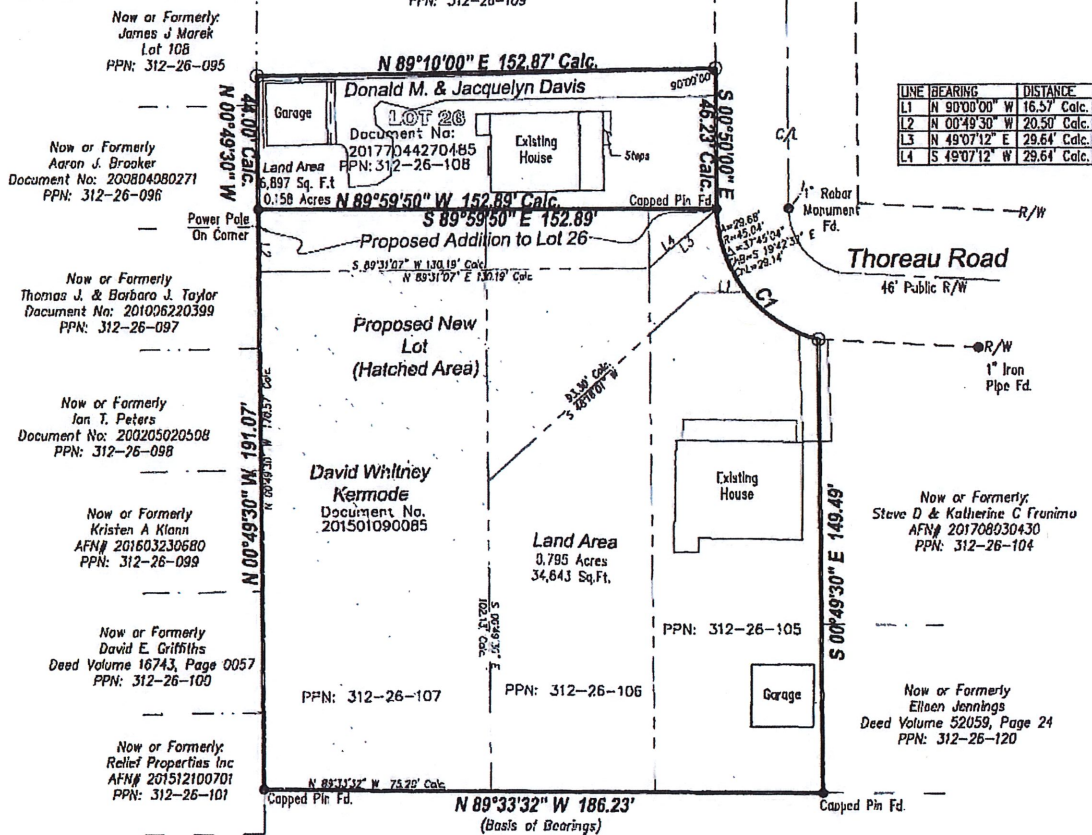
1123.06

Passed 10-7-96

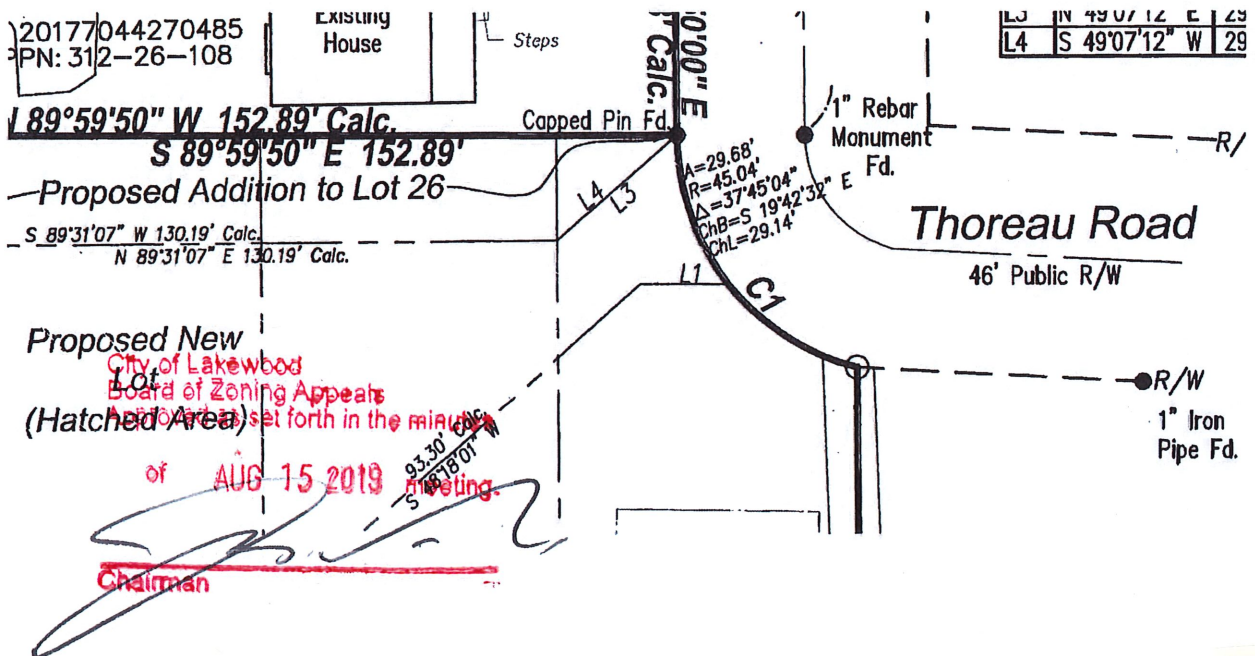
19



# Overall Replat (Proposed)



## Lot Frontage Detail



## AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes

  X   No

**Please Print or Type:**

Owner/Agent Name: David Kermode

Property Address: 1286 Thoreau Road

Owner/Agent Phone: 216-315-1219

Tenant Name N/A Tenant Phone N/A

\_\_\_\_\_  
Owner/Agent Signature



### 2019 Calendar Board of Zoning Appeals

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	01-02-19	Thursday	01-17-19	Thursday	01-17-19
February	Wednesday	02-06-19	Thursday	02-21-19	Thursday	02-21-19
March	Wednesday	03-06-19	Thursday	03-21-19	Thursday	03-21-19
April	Wednesday	04-03-19	Thursday	04-18-19	Thursday	04-18-19
May	Wednesday	05-01-19	Thursday	05-16-19	Thursday	05-16-19
June	Wednesday	06-05-19	Thursday	06-20-19	Thursday	06-20-19
July	Wednesday	07-03-19	Thursday	07-18-19	Thursday	07-18-19
August	Wednesday	07-31-19	Thursday	08-15-19	Thursday	08-15-19
September	Wednesday	09-04-19	Thursday	09-19-19	Thursday	09-19-19
October	Wednesday	10-02-19	Thursday	10-17-19	Thursday	10-17-19
November	Wednesday	11-06-19	Thursday	11-21-19	Thursday	11-21-19
December	Wednesday	12-04-19	Thursday	12-19-19	Thursday	12-19-19
January	Wednesday	12-31-20	Thursday	01-16-20	Thursday	01-16-20

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

**Pre-Review Meetings** start at **6:00 P.M.** in the **East Conference Room** (adjacent to the auditorium) of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

**Review Meetings** will commence at **6:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.



**EXHIBIT A**  
**SUMMARY POINTS OF VARIANCES IN LAKEWOOD BOARD OF ZONING APPEALS MEETING**  
**FOR A VARIANCE TO BE GRANTED,**

The Practical Difficulty test requires that the Board **consider and weigh** the following factors:

- (1) Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district;
- (2) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;
- (3) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);
- (4) Whether the variance(s) is substantial;
- (5) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);
- (6) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);
- (7) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (8) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and
- (9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

This Board is composed of volunteer citizens serving without financial compensation. The Charter and Ordinances of the City of Lakewood set the Board's power. All interested persons may take notice that all documents included with an application for the Board, or any application addenda, statements, maps, diagrams, sketches, photographs, or other materials, Proffered to the board by any person (whether present at the hearing, or not), shall be considered by the Board prior to rendering its decision on the application. No permits shall be issued unless submitted plans conform to those approved by the Board. In the event a deviation or modification exists between the approved plans and any plans subsequently submitted to the city, other than a minor or insignificant deviation as determined by the Commissioner, a successive variance request must be filed and heard to address said deviation.



July 31, 2019

To the Lakewood Board of Zoning Appeals

I am requesting permission to proceed with a proposed replat of two lots I own on Thoreau Road in Lakewood. The proposed replat would result in lot frontage that falls below the minimum requirement under the current R-2 zoning.

I currently own parcels 312-26-105 and 312-26-106/107 (consolidated at a prior date) with my primary residence being located on parcel 105. The proposed replat is part of a larger replat of both my parcels and the adjacent property to the north, parcel 312-26-108. The owners of this parcel, Donald and Jacquelyn Davis, plan to acquire the northernmost portion of parcels 105 and 106/107 for expansion of their current parcel boundaries, subject to approval by the Lakewood Planning Commission at a later date. We have been coordinating on the overall replat and the proposed change to the boundaries of parcels 105 and 106/107 has the support of the Davis'.

Lot 106/107 currently lacks direct road access to Thoreau Road. As part of the overall change to the lot boundaries I would like to modify the lot lines of parcels 105 and 106/107 to allow for a driveway easement to meet Thoreau Road from 106/107. While no imminent construction is planned for parcel 106/107, this would allow for future development of the parcel consistent with R-2 zoning at a later date without necessitating further replatting or variance requests at that time.

The existing frontage of lot 105 is 58.88' as surveyed by LMS Surveying. The proposed easement for parcel 106/107 would measure 29.58' at Thoreau Road, with 29.20' of frontage on Thoreau Road remaining with parcel 105. Due to the unique nature of the frontage, falling along the curvature of Thoreau Road, this was the maximum lot width that could be equally divided from the current frontage. The proposed lot frontage is not inconsistent with existing lot frontages for properties located on curved sections of roadway, lots with rear driveway easements or parcels located along cul-de-sacs in areas with similar 40.00' lot width requirements required under zoning located elsewhere in Lakewood.

As required lot frontage in an R-2 zone is 40.00', I am requesting for relief from the minimum lot width requirement of the R-2 zoning to allow for the replat as proposed. The proposed lot will otherwise meet all lot size requirements for an R-2 zone.

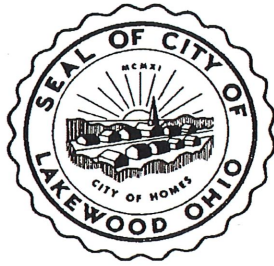
Thank you for your consideration of the above proposal.

Sincerely,



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David Kermode  
1286 Thoreau Road  
Lakewood, Ohio



BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

08/21/2019

David Kermode  
1286 Thoreau Avenue  
Lakewood, OH 44107

Re: **Docket No. 08-19-19**  
**1286 THOREAU AVE**

Dear Mr. Kermode:

At the 08/15/2019 meeting, the Board of Zoning Appeals considered the review and approval for a lot split and consolidation at 1286 Thoreau Road; two vacant parcels to the east of 1286 Thoreau that do not have any frontage. Lots in the R2 district are required to be 40 feet in width at the building line (on Thoreau the building line is at 20 feet) and to front on an improved street. The applicant is requesting a variance so that he may proceed with a proposed a lot split to create a new parcel that has the required frontage, but less than the required width at the building line on Thoreau. This requires two variances:

- A variance request to create a lot that does not meet the width requirement at the building line, pursuant to section 1123.06 - lot area and frontage regulations.
- A variance request to create a lot that does not meet the width requirement at the building line, pursuant to section 1149.053(b)(1) - non-conforming use of structures or structures and land in combination.

The property is in an R2, Single and Two-Family district.

The Board **APPROVED** the application.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

Michelle Nohta, Board Secretary  
Planning and Development